136.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	997,900 / 997,900
					USE VALUE:	997,900 / 997,900
					ASSESSED:	997,900 / 997,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOLDSTEIN SANDRA RUTH ETAL
Owner 2:	TRS/ SANDRA RUTH GOLDSTEIN
Owner 3:	1996 TRUST
Street 1:	77 KENSINGTON PARK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GOLDSTEIN SANDRA R -
Owner 2:	-
Street 1:	77 KENSINGTON PARK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 2619 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6020.000	457,000	400	540,500	997,900
Total Card	0.138	457,000	400	540,500	997,900
Total Parcel	0.138	457,000	400	540,500	997,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.99 | /Parcel: 380.99

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 87541

GIS Ref

GIS Ref

Insp Date 08/29/17

!10575!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	457,000	400	6,020.	540,500	997,900		Year end	12/23/2021
2021	101	FV	443,500	400	6,020.	540,500	984,400		Year End Roll	12/10/2020
2020	101	FV	443,500	400	6,020.	540,500	984,400	984,400	Year End Roll	12/18/2019
2019	101	FV	331,500	500	6,020.	570,600	902,600	902,600	Year End Roll	1/3/2019
2018	101	FV	329,400	500	6,020.	420,400	750,300	750,300	Year End Roll	12/20/2017
2017	101	FV	329,400	500	6,020.	402,400	732,300	732,300	Year End Roll	1/3/2017
2016	101	FV	329,400	500	6,020.	372,400	702,300	702,300	Year End	1/4/2016
2015	101	FV	321,500	500	6,020.	312,300	634,300	634,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:57:55

LAST REV

Date	Time
01/06/21	14:57:54
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10575

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOLDSTEIN SANDR	76509-592	1	12/23/2020	Convenience	99	No	No		
BUONAIUTO MICHA	64909-480		2/13/2015	Convenience	1	No	No		
THOMSON ROBERT-	22111-123		6/10/1992		268,000	No	No		Y

USER DEFINED

Prior Id # 1:	87541
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2015	801	Redo Kit	64,000		6/25/2015			Kitchen remodel wi
1/22/2013	87	Manual	20,476	C				
7/27/1999	485	Alterati	5,000					ADD 2 FT TO PORCH
4/9/1997	156		40,000					2ND STORY ADDITION
6/10/1996	265		7,000					REMODEL BASEMENT
6/3/1992	214		27,500					CONVERT SUNRM/YR-R

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	MEAS&NOTICE	HS	Hanne S
5/16/2013	Info Fm Prmt	EMK	Ellen K
12/12/2008	Meas/Inspect	189	PATRIOT
11/19/1999	Meas/Inspect	264	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6020		Sq. Ft.	Site		0	90.	1.00	10									540,538						540,500	

Total AC/HA:	0.13820	Total SF/SM:	6020	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	540,538	Spl Credit		Total:	540,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	3	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13791823
Const Adj.:	0.98794085
Adj $ / SQ:	146.145
Other Features:	117019
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	561370
Depreciation:	104415
Depreciated Total:	456955

COMMENTS

OF=SINK IN BMT. CATH CEILING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

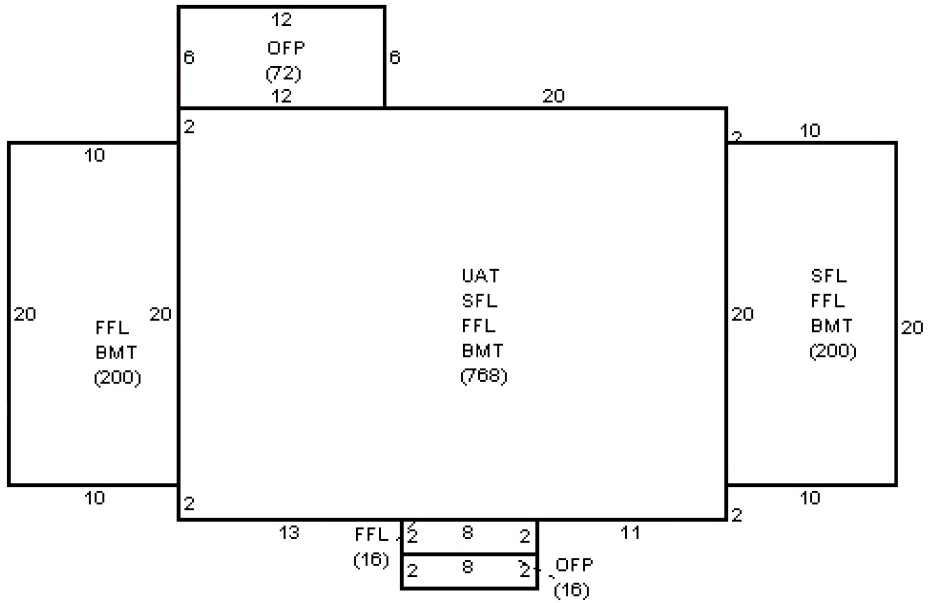
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	160.76
Special Features:	0	Val/Su Net:	126.94
Final Total:	457000	Val/Su SzAd	212.36

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,184	146.150	173,036
BMT	Basement	1,168	55.240	64,524
SFL	Second Floor	968	146.150	141,469
UAT	Upper Attic	192	58.460	11,224
OFP	Open Porch	88	34.820	3,065
	Net Sketched Area:	3,600	Total:	393,318
Size Ad	2152	Gross Area	4176	FinArea 2619

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X12	A	AV	1978	5.38	T	32.8	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400

IMAGE

AssessPro Patriot Properties, Inc